

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY + TOPOGRAPHIC SURVEY
CONTROL POINT ASSOCIATES, INC.
617-621 VALLEY ROAD
LONG HILL, NEW JERSEY 07933
FILE # 01-200116-00
DATED: 04/06/20

WETLANDS PLAN FOR LOT 3, BLOCK 10801
MURPHY & HOLLOWAY ASSOCIATES, INC.
PASSAIC VALLEY ROAD
TOWNSHIP OF LONG HILL
MORRIS COUNTY, NEW JERSEY

FLOOD INSURANCE PROGRAM, FIRM
FLOOD INSURANCE RATE MAP
TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY
PAGE: 437 OF 475
MAP # 3402700437
PRELIMINARY DATE: 02/20/2016

NDEP FRESHWATER WETLANDS
LETTER OF INTERPRETATION: LINE VERIFICATION
FILE #: 1430-02-0007.1, FWN160002
DATED: 05/04/2017

ARCHITECTURAL PLANS FOR GILLETTE CROSSING
621 VALLEY ROAD
LONG HILL, NJ
PREPARED BY JOHN SARACCO ARCHITECT, LLC
DATED: 07/25/2020

- APPLICANT: ELITE PROPERTIES AT LONG HILL, LLC
210 MOUNTAIN BLVD
WATCHUNG, NEW JERSEY 07089

- OWNER: SIX ONE SEVEN – SIX TWO ONE VALLEY ROAD, LLC
617-621 VALLE ROAD
LONG HILL, NEW JERSEY 07933

- PARCEL DATA: BLOCK 10801, LOT 3
621 VALLEY ROAD (C.R. 512)
TOWNSHIP OF LONG HILL
MORRIS COUNTY, NEW JERSEY

- ZONE: ZONE R-MF 4 (MULTI-FAMILY RESIDENTIAL ZONE 4)

- EXISTING USE: VACANT, PREVIOUSLY RESIDENTIAL

- PROPOSED USE: MULTI-FAMILY RESIDENTIAL (PERMITTED USE) (§ 122.3A)

- SCHEDULE OF ZONING REQUIREMENTS (§ 122.3A)

ZONE REQUIREMENT	ZONE R-MF4	EXISTING	PROPOSED
MINIMUM LOT AREA	5 AC	5.07 AC (221,038.43 SF)	5.07 AC (221,038.43 SF)
MINIMUM LOT WIDTH	250'	283.02'	283.02'
MAXIMUM DENSITY	12.0 UNITS/AC	N/A	12.0 UNITS/AC
MINIMUM FRONT YARD SETBACK	50'	86.3'	333.8'
MINIMUM SIDE YARD SETBACK	20'	59.6'	20.1'
MINIMUM REAR YARD	50'	293.8'	233.2'
MAXIMUM BUILDING HEIGHT	3 STY OVER PARKING/50'	N/A	3 STY OVER PARKING/49.91'
MAXIMUM BUILDING COVERAGE	20%	1.5% (3,384.03 SF)	13.3% (29,445 SF)
LOT COVERAGE	40%	1.2% (2,658.28)	25.4% (56,080 SF)
MAXIMUM FLOOR AREA RATIO	0.5	0.015	0.39
BUFFER	10'	N/A	10'

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

- OFF-STREET PARKING REQUIREMENTS

- EACH OFF-STREET PARKING SPACE, EXCLUDING THOSE INTENDED FOR USE BY DRIVERS WITH PHYSICAL DISABILITIES, SHALL MEASURE NINETEEN (19) FEET IN LENGTH (OR EIGHTEEN (18) FEET IN LENGTH WHERE VEHICLES OVERHANG CURBED AREA) AND SHALL BE OF USABLE SHAPE AND CONDITION. **(COMPLIES)**
- MIN. NUMBER OF PARKING SPACES: 1.5 SPACES/UNIT PER R-MF-4 ZONE SECT. 122.3A.6.K.

PARKING CALCULATION:

(62 UNITS)/(1.5 PARKING SPACES/1 UNIT) = 93 SPACES

TOTAL PARKING REQUIRED: 93 SPACES

TOTAL PARKING PROPOSED: 105 SPACES (COMPLIES)

- PARKING AREA DESIGN STANDARDS (151.2)

- THERE SHALL BE ADEQUATE PROVISION FOR INGRESS AND EGRESS TO ALL PARKING SPACES. THE WIDTH OF ACCESS DRIVES OR DRIVEWAYS SHALL BE TWENTY-FOUR (24) FEET FOR TWO-WAY TRAFFIC AND FIFTEEN (15) FEET FOR ONE-WAY TRAFFIC. **(COMPLIES)**
- THE WIDTH OF ALL ASSES PROVIDING DIRECT ACCESS TO INDIVIDUAL PARKING SPACES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BELOW. ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN ASSES SERVING SINGLE-ROW PARKING SPACES PLACED AT AN ANGLE OTHER THAN NINETY (90) DEGREES. **(COMPLIES)**
- ASLE WIDTH FOR 90 DEGREES PARKING ANGLE = 24 FEET **(COMPLIES)**
- EXCEPT IN THE CASE OF SINGLE FAMILY RESIDENCES, NO OFF STREET PARKING SHALL BE LOCATED IN ANY FRONT YARD. **(MAJOR REQUIRED)**
- NO ACCESS DRIVE, DRIVEWAY OR OTHER MEANS OF INGRESS AND EGRESS SHALL BE LOCATED IN ANY RESIDENTIAL ZONE TO PROVIDE ACCESS TO USES OTHER THAN THOSE PERMITTED IN SUCH RESIDENTIAL ZONE. **(COMPLIES)**
- SIDEWALKS BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG ASSELS AND DRIVEWAYS, ALONG PUBLIC ROADS WHERE REQUIRED BY THE APPROVING AUTHORITY, AND WHEREVER ELSE PEDESTRIAN TRAFFIC SHALL OCCUR SHALL BE PROVIDED WITH A WIDTH OF FOUR (4) FEET OF PASSABLE AREA AND SHALL BE RAISED SIX (6) INCHES OR MORE ABOVE ANY PARKING AREA EXCEPT WHEN CROSSING STREETS OR DRIVEWAYS. GUARDRAILS PERMANENTLY ANCHORED TO THE GROUND SHALL BE PROVIDED IN APPROPRIATE LOCATIONS. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER SIDEWALK AREAS. **(COMPLIES)**
- ALL PARKING AREAS SHALL BE PAVED AND CURBED. GRANITE BLOCK MATERIALS SHALL BE USED FOR ALL CURBING. A CONSTRUCTION PERMIT SHALL BE REQUIRED TO PAVE DRIVEWAYS, PARKING LOTS AND PARKING AREAS LOCATED IN ANY ZONE. ALL SUCH AREAS SHALL BE INCLUDED IN LOT AREA CALCULATIONS. **(COMPLIES)**
- PARKING AREAS AND DRIVEWAYS SHALL BE CLEARLY MARKED AND DELINEATED WITH APPROPRIATE PAVEMENT MARKINGS AND DIRECTIONAL SIGNS. "HARMPY" MARKINGS SHALL BE UTILIZED FOR ALL PARKING SPACES. THE APPROVING AUTHORITY MAY REQUIRE THAT CERTAIN AREAS BE MAINTAINED FOR FIRE FIGHTING OR OTHER EMERGENCY PURPOSES, AND THOSE AREAS SHALL BE APPROPRIATELY DESIGNATED. **(COMPLIES)**

- LIGHTING DESIGN (153.2)

- THE LIGHTING OF INTERSECTIONS, DRIVEWAYS AND SIMILAR LOCATIONS SHALL PROVIDE AN AVERAGE ILLUMINATION OF 0.8 FOOTCANDLES, WHILE ALL PARKING AREAS SHALL PROVIDE AN AVERAGE ILLUMINATION OF 0.4 FOOTCANDLES. ILLUMINATION LEVELS OF OTHER AREAS TO BE LIGHTED SHALL BE DETERMINED BY THE APPROVING AUTHORITY AFTER DUE CONSIDERATION OF THE SUBJECT APPLICATION. **(COMPLIES)**
- ALL OUTDOOR LIGHTING SHALL BE ARRANGED AND SHIELDED SO AS TO MINIMIZE UNDESIRABLE LIGHTING IMPACTS SUCH AS GLARE, DRIVER DISTRACTION, UNNECESSARY ILLUMINATION AND NIGHTGLOW. LIGHTING SERVING MULTI-FAMILY RESIDENTIAL USES SHALL BE PERMITTED THROUGHOUT THE NIGHT, PROVIDING SAID LIGHTING DOES NOT EXCEED AN AVERAGE ILLUMINATION OF 0.2 FOOTCANDLES. **(COMPLIES)**
- WALL-MOUNTED LIGHT FIXTURES SHALL BE PREFERRED OVER POLE-MOUNTED FIXTURES PROVIDED THE REQUIRED ILLUMINATION LEVELS CAN BE MET. WHEN POLE-MOUNTED FIXTURES ARE REQUIRED WITHIN PARKING AREAS, SAID POLES SHALL BE LOCATED WITHIN LANDSCAPED ISLANDS; NO SUCH POLE SHALL BE PERMITTED TO BE LOCATED DIRECTLY WITHIN THE PAVED PORTION OF A PARKING LOT. ALL POLE-MOUNTED FIXTURES SHALL BE SET BACK AT LEAST TWO (2) FEET FROM THE SURFACE OF THE PARKING AREA. **(COMPLIES)**
- NO LIGHT FIXTURE SHALL PROVIDE A MOUNTING HEIGHT IN EXCESS OF FIFTEEN (15) FEET, AS MEASURED FROM THE GROUND TO TOP OF THE LIGHT FIXTURE, OR THE HEIGHT OF THE PRINCIPAL BUILDING, WHICHEVER IS LESS.

- FENCES, WALLS, AND HEDGE REGULATIONS (154.1)

- RETAINING WALLS SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT IN THE FRONT YARD OR SIX (6) FEET IN HEIGHT IN THE SIDE AND REAR YARDS. **(COMPLIES)**

- PERMITTED SIGNS (155.4)

- A SINGLE SIGN AND A SINGLE WALL SIGN FOR PRIVATE CLUBS, PRIVATE RECREATIONAL FACILITIES AND MULTI-FAMILY RESIDENTIAL FACILITIES. THE GROUND SIGN SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND NINE (9) SQUARE FEET IN AREA. THE WALL SIGN SHALL NOT EXCEED NINE (9) SQUARE FEET IN AREA. **(COMPLIES)**

- LANDSCAPE REQUIREMENTS (153.1)

- SHADE TREES TO BE PLANTED AT A RATE OF 10 TREES PER ACRE INCLUSIVE OF STREET TREES, 5 ACRES X 10 TREES = 50 TREES REQ'D/16 ACRES PROPOSED + > 50 EXISTING TREES TO REMAIN. **(COMPLIES)**
- SHADE TREES SHALL BE A MIN. OF 3 - 3 1/2" CAL.; GROUP A TREES AT 30 FT O.C.; GROUP B TREES AT 40 FT O.C.; GROUP C TREES AT 50 FT O.C. **(COMPLIES)**
- EXISTING MATURE TREES SAVED DURING DEVELOPMENT MAY BE CREDITED AGAINST REQUIRED SHADE TREE PLANTING REQUIREMENT. > 50 EXISTING TREES TO REMAIN. **(COMPLIES)**
- PARKING AREAS CONTAINING AT LEAST 10 PARKING STALLS SHALL PROVIDE FIVE (5)% INTERIOR LANDSCAPE AREA (10,901 SF PARKING AREA @ 5% = 545 SF REQ'D, 1,200 SF PROVIDED); 1 SHADE TREE PER 10 SPACES REQ'D (28 SPACES = 3 TREES REQ'D, 5 TREES PROVIDED); MINIMUM 6 FOOT WIDE PLANTING ISLANDS AT ASLE ENDS (10 MIN. WIDE ISLANDS PROVIDED); EVERGREEN PLANTINGS SHALL SCREEN PARKING FROM PUBLIC RIGHTS OF WAY AND RESIDENTIAL PROPERTIES. **(COMPLIES)**

- BUFFERING REQUIREMENTS (156.1)

- BUFFERING IS REQUIRED. PARKING LOTS, TRASH STORAGE AND UTILITY AREAS, AND LOADING AND UNLOADING AREAS SHOULD BE SCREENED AROUND THEIR PERIMETERS BY A BUFFER STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH. **(COMPLIES)**

- SIGHT TRIANGLES (157.5)

- AT THE INTERSECTION OF TWO (2) OR MORE STREETS, OR A STREET AND ANY DRIVEWAY, NO VEGETATION, SIGN, FENCE OR WALL OR ANY OTHER OBSTRUCTION TO VISION (OTHER THAN SIGN POSTS) WHICH IS HIGHER THAN THIRTY (30) INCHES ABOVE CURB LEVEL SHALL BE PERMITTED IN ANY SIGHT TRIANGLE. SUCH SIGHT TRIANGLE SHALL BE DEFINED AS THE AREA BETWEEN A TWENTY (20) FOOT SETBACK FROM THE ROAD OR DRIVEWAY YIELDING TO THE MAIN ROAD AT THE SUBJECT INTERSECTION, AND A DISTANCE OF TEN (10) FEET ALONG THE CENTERLINE OF THE MAIN ROAD, MEASURED FROM ITS INTERSECTION WITH THE CENTERLINE OF THE MAIN ROAD OR DRIVEWAY, FOR EVERY ONE (1) MILE PER HOUR OF THE POSTED SPEED LIMIT ON SAID MAIN ROAD. **(COMPLIES)**

- SEE ARCHITECTURAL PLANS BY JOHN SARACCO DATED JULY 2020 FOR PROPOSED BUILDING FLOOR PLANS AND ELEVATIONS.

- ALL TRASH AND RECYCLING STORAGE AND COLLECTION SHALL BE MAINTAINED WITHIN THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.

- THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN A CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADERS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSER TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AND ADDITIONAL INSURED AND PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK, OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ASSURE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PERMITAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES. COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

- CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

- CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 52:27-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

REQUESTED WAIVERS

- 151.2(C) OFF-STREET PARKING LOCATED IN THE FRONT YARD.

DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER.
- BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
- ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- REFRAIN FROM USING ANY SERVICES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

- CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- USE WINTERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVING THE AIR OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE THE FOLLOWING ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, SLUDGES, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DENSITY AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE, CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.

- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOTES

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
- ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

UTILITY NOTES

- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL EXISTING AND PROPOSED UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.

- WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

- ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.

- THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.

- SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.

- ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.

- WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.

- LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.

- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.

- ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.

- ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

- MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND WORKING OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SLIT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.

- HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE CASKED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE CASKED SLIT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.

- HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE CASKED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2887. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.

- PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL EXCAVATED AND FILLED AREAS WITHIN THE CONTOUR FOR REMOVAL AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER SUBBASE WITHIN THE REQUIRE CONTENT AT THE TIME OF PLACEMENT. SHALL NOT EXCEED 1% ABOVE NOR 0.5% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBBASE AREAS WITHIN THE BUILDING FOOTPRINT AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND TOPS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT. TO PREVENT POCKET WATER, SLOPE SHALL BE VERIFIED AND MUST BE MAINTAINED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.

- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DETERMINED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

- REFER TO SITE PLAN FOR ADDITIONAL NOTES.

- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.

- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.

- CONTRACTOR TO INSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 3% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE. WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

- THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION

